



## Townhouse for sale in Estepona, Estepona

565,000 €

Reference: R5255623 Bedrooms: 3 Bathrooms: 3 Build Size: 173m<sup>2</sup>





## Costa del Sol, Estepona

Newly Built Sunlit & Stylish home in Estepona's sought-after Urbanisation Agra

This spacious townhouse features a contemporary open-plan living and dining area, complemented by a beautifully designed, fully fitted kitchen with a breakfast bar. The property offers three bedrooms, two of which include en-suite bathrooms, plus an additional guest toilet on the main floor.

In the basement, you'll find a very large multipurpose room, a utility room, and a storage room, along with private access to \*\*\* two underground parking spaces \*\*\*.

The home also boasts three generous terraces and a balcony, most of which enjoy a convenient south-east orientation, ensuring sunlight throughout the day. Residents benefit from access to a large communal swimming pool, a children's pool, and beautifully landscaped gardens.

The location is truly unbeatable, in a quiet residential area with quick access to the N340 and an excellent selection of shops, services, and restaurants within walking distance. Situated in El Paraíso, the home is just a 3-minute drive to Diana Shopping Centre, with Aldi and Mercadona only moments away. Horse riding schools such as Pony Club Villacana are nearby, and Troyanos Tennis Academy is just a 5-minute walk (or 1-minute drive). The stunning Salduna Beach is only 10 minutes by car, 20 minutes by bike, or a pleasant 40-minute walk. The property is also close to some of the best golf courses in the region:

Atalaya Golf & Country Club – 3 min

El Paraíso Golf – 5 min

Villa Padierna Golf Club – 10 min

La Resina Golf & Country Club – 11 min

Marbella Club Golf Resort – 12 min

Real Club de Golf Guadalmina – 14 min

San Pedro Golf Course – 16 min

...and many more.

Please note: Short-term rentals are currently not permitted by the community but could be approved in the next assembly.



## Features:

### Features

Covered Terrace  
 Private Terrace  
 Storage Room  
 Ensuite Bathroom  
 Double Glazing  
 Fitted Wardrobes  
 Solarium  
 WiFi  
 Utility Room  
 Basement

### Views

Garden  
 Pool

### Pool

Communal  
 Children`s Pool

### Garden

Communal  
 Easy Maintenance  
 Landscaped

### Utilities

Electricity  
 Drinkable Water  
 Telephone  
 Gas

### Orientation

North  
 East  
 South  
 South East

### Setting

Beachside  
 Close To Port  
 Urbanisation  
 Close To Sea  
 Close To Shops  
 Close To Town  
 Close To Schools  
 Close To Marina  
 Close To Forest

### Furniture

Not Furnished

### Security

Gated Complex  
 24 Hour Security  
 Alarm System  
 Electric Blinds  
 Entry Phone

### Category

Holiday Homes  
 Investment  
 Resale  
 Luxury  
 Contemporary  
 Beachfront  
 Golf

### Climate Control

Air Conditioning  
 Pre Installed A/C  
 Cold A/C  
 Hot A/C

### Condition

Excellent  
 New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
 Garage  
 Private  
 More Than One  
 Covered